

1 BILL NO. R-89-08 02

2 DECLARATORY RESOLUTION NO. R-53-89

3 A DECLARATORY RESOLUTION
4 designating an "Economic
5 Revitalization Area" under
6 I.C. 6-1.1-12.1 for property
commonly known as 3010 Independence
Drive, Fort Wayne, Indiana (Maumee
Industries/Properties).

7 WHEREAS, Petitioner has duly filed its petition dated
8 July 20, 1989, to have the following described property
9 designated and declared an "Economic Revitalization Area"
10 under Division 6, Article II, Chapter 2 of the Municipal Code
11 of the City of Fort Wayne, Indiana, of 1974, as amended, and
12 I.C. 6-1.1-12.1, to wit:

13 Lot Number 25 in Centennial Industrial Park,
14 Section V, an Addition to the City of Fort Wayne,
15 according to the plat thereof, recorded in Plat
Record 47, pages 69-73, in the Office of the
Recorder of Allen County, Indiana.

16 said property more commonly known as 3010 Independence Drive,
17 Fort Wayne, Indiana.

18 WHEREAS, said project will create 35 additional permanent
19 jobs for a total additional annual payroll of \$575,000.00, with
20 the average new annual job salary being 16,429.00; and

21 WHEREAS, the total estimated project cost is \$500,000.00;
22 and

23 WHEREAS, it appears that said petition should be
24 processed to final determination in accordance with the
25 provisions of said Division 6.

26 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
27 THE CITY OF FORT WAYNE, INDIANA:

28 SECTION 1. That, subject to the requirements of Section
29 6, below, the property hereinabove described is hereby
30 designated and declared an "Economic Revitalization Area" under
31 I.C. 6-1.1-12.1. Said designation shall begin upon the
32 effective date of the Confirming Resolution referred to in
Section 6 of this Resolution and shall continue for one (1)
year thereafter. Said designation shall terminate at the end
of that one-year period.

SECTION 2. That upon adoption of the Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development Requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
- (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate.

SECTION 4. That the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of the redevelopment or rehabilitation, all contained in Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

SECTION 5. The current year approximate tax rates for taxing units within the City would be:

(a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$10.9391/\$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$10.9391/\$100 (the change would be negligible).

(c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$10.9391/\$100 (the change would be negligible).

SECTION 6. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of 10 years.

SECTION 8. The benefits described in the Petitioner's statement of benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 9. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Janet G. Bradbury
Councilmember

APPROVED AS TO FORM
AND LEGALITY

J. Timothy McCaulay
J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by _____ title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____, day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Bradbury, seconded by Delaney, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>7</u>			<u>2</u>
BRADBURY	<u>✓</u>			
BURNS	<u>✓</u>			
EDMONDS	<u>✓</u>			
GIAQUINTA				<u>✓</u>
HENRY				<u>✓</u>
LONG	<u>✓</u>			
REDD	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 8-8-89

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. B-53-89
on the 8th day of August, 1989,

Sandra E. Kennedy ATTEST
SANDRA E. KENNEDY, CITY CLERK

SEAL
Charles S. Reed
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 9th day of August, 1989 at the hour of 11:30 o'clock A. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of August, 1989, at the hour of 3:15 o'clock P. M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

FOR USE OF DESIGNATING BODY

IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE

Tax Rates Determined Using The Following Assumptions

Total Tax Rates

1. Current total tax rate.	\$ 10.9391
2. Approximate tax rate if project occurs and no deduction is granted.	\$ 10.9391
3. Approximate tax rate if project occurs and a deduction is assumed.	\$ 10.9391

Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 8-1.1-12.1-2.5, provides for the following limitations as authorized under IC 8-1.1-12.1-2:

- A) The designated area has been limited to a period of time not to exceed _____ calendar years. *(See Below)
- B) The type of deduction that is allowed in the designated area is limited to:
- 1) Redevelopment or rehabilitation of real estate improvements. ☒ Yes ☐ No
 - 2) Installation of new manufacturing equipment ☐ Yes ☒ No
 - 3) No limitations on type of deduction (check if no limitations) ☐ No
- C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an \$ _____ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved: Signature of Authorized Member and Title

Date of Signature

Tested By:

Designated Body

Janet G. Bruders

8-8-89

Sandra E. Kennedy

City Clerk

If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 8-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING EQUIPMENT		REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
		For Deductions Allowed Over A Period Of:			
Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	88%	85%	95%
3rd	80%	3rd	33%	68%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Maumee Industries/Properties

Site Location: 3010 Independence Drive

Fort Wayne, Indiana 46808

Councilmanic District: 3rd Existing Zoning: M-2

Nature of Business: Distribution of Class C items including fasteners and small parts.

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u>X</u>	<u> </u>
Platted Industrial Park	<u>X</u>	<u> </u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

Addition to existing warehouse facility; 30,000 sq. ft. addition including receiving
office, restrooms, and loading docks.

Type of Tax Abatement: Real Property X Manufacturing Equipment

Estimated Project Cost: \$ 500,000.00 Permanent Jobs Created: 35

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 10 year(s).

Comments:

Staff Rod McPherson
Date 7-24-89

Director Candice Brannon Monteith
Date 7/24/89

RECEIVED

JUL 21 1989

ECONOMIC
DEVELOPMENT

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 X Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: MAUMEE INDUSTRIES, INC.

Address of Applicant's Principal Place of Business:

3010 INDEPENDENCE DRIVE

FORT WAYNE, IN 46808

Phone Number of Applicant: (219) 482-3671

Street Address of Property Seeking Designation:

SAME AS ABOVE

S.I.C. Code of Substantial User of Property: 5070

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u> X </u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u> X </u>
Is the project site within the rivergreenway area?	<u> </u>	<u> X </u>
Is the project site within a Redevelopment Area?	<u> X </u>	<u> </u>
Is the project site within a platted industrial park?	<u> X </u>	<u> </u>
Is the project site within the designated downtown area?	<u> </u>	<u> X </u>
Is the project site within the Urban Enterprise Zone?	<u> </u>	<u> X </u>

Will the project have ready access to City Water? X
Will the project have ready access to City Sewer? X
Is any adverse environmental impact anticipated by
reason of operation of the proposed project? X

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?
DISTRIBUTION OF CLASS C ITEMS INCLUDING FASTENERS AND SMALL PARTS

D. Real Estate Abatement:

Complete this section of the application only if requesting a deduction
from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

36,000 SQUARE FOOT WAREHOUSE INCLUDING OFFICE AREA, LOADING DOCKS AND WORK

AREAS

What is the condition of structure(s) listed above? EXCELLENT

Current assessed value of Real Estate:

Land 14,800

Improvements 96,400

Total 111,200

What was amount of Total Property Taxes owed during the immediate past
year? 19,420 for year 1988.

Give a brief description of the proposed improvements to be made to
the real estate.

ADDITION TO EXISTING WAREHOUSE FACILITY; 30,000 SQUARE FOOT ADDITION INCLUDING

RECEIVING OFFICE, RESTROOMS AND LOADING DOCKS

Cost of Improvements: \$ 500,000

Development Time Frame: ESTIMATED TO BE COMPLETED BY SEPTEMBER 30, 1989

When will physical aspects of improvements begin? AUGUST 1989

When is completion expected? SEPTEMBER 1989

E. n/a PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: _____

What was amount of Personal Property Taxes owed during the immediate past year? _____ for year 19____.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment? _____

When is installation expected to be completed? _____

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 61

How many permanent jobs will be created as a result of this project?
35

Anticipated time frame for reaching employment level stated above?
2 years

Current annual payroll: 1,040,000

New additional annual payroll: 575,000

What is the nature of the new jobs to be created?

GENERAL WAREHOUSE, SALES, PURCHASING AND GENERAL OFFICE.

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

MAUMEE INDUSTRIES PROJECT IS IN AN UNDERDEVELOPED INDUSTRIAL PARK AND IS
TARGETED FOR DEVELOPMENT. THIS PROJECT WILL BE ADDING TO THE DESIRABILITY OF
THE INDUSTRIAL PARK.

In what Township is project site located? WASHINGTON

In what Taxing District is project site located? WASHINGTON

G. CONTACT PERSON:

Name & address of contact person for further information if required:

GREG A. BAKER, P.O. BOX 8430, FORT WAYNE, IN 46898-8430

MICHAEL W. PETERS, P.O. BOX 8430, FORT WAYNE, IN 46898-8430

Phone number of contact person (219) 482-3671

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

Greg A. Baker
Signature of Applicant

7-20-89
Date



INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty(30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

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ECONOMIC
DEVELOPMENT

Name of Designating Body	County ALLEN
Name of Taxpayer MAUMEE INDUSTRIES/PROPERTIES	
Address of Taxpayer (Street, city, county) 3010 INDEPENDENCE DRIVE, FORT WAYNE, IN ALLEN	ZIP Code 46808

SECTION I LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

Location of property if different from above SAME AS ABOVE	Taxing District WASHINGTON
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Cost and description of real property improvements and / or new manufacturing equipment to be acquired:

ADDITION TO EXISTING WAREHOUSE FACILITY; 30,000 SQUARE FOOT ADDITION INCLUDING RECEIVING OFFICE, RESTROOMS AND LOADING DOCKS.
TOTAL COST ESTIMATED AT \$500,000

(Attach additional sheets if needed)	Estimated Starting Date AUGUST 15, 1989	Estimate Completion Date SEPTEMBER 30, 1989
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SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
61	1,040,000	61	1,040,000	35	575,000

SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current Values	700,000		n/a	n/a
Plus estimated values of proposed project	500,000		n/a	n/a
Less: Values of any property being replaced	-		n/a	n/a
Net estimated values upon completion of project	1,200,000		n/a	n/a

SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

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I hereby certify that the representations on this statement are true.	Signatures of Authorized Representative <i>Ray A. Bohm</i>	
Title CONTROLLER	Date of Signature 7-20-89	Telephone Number (219) 482-3671

TAX KEY NO: _____

THIS INDENTURE WITNESSETH, That CENTENNIAL DEVELOPMENT CORPORATION

COPYRIGHT ALLEN COUNTY INDIANA BAR ASSOCIATION. REVISED JUNE 1985

Hal McHale

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

(R-89-D8-02)

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE Addtion to existing warehouse facility; 30,000 sq. ft.

addition including receiving office, restrooms, and loading docks.

EFFECT OF PASSAGE Creation of 35 jobs over the next 2 years.

EFFECT OF NON-PASSAGE Opposite of above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$500,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) Mark GiaQuinta

BILL NO. R-89-08-02

REPORT OF THE COMMITTEE ON FINANCE

MARK E. GiaQUINTA, CHAIRMAN
THOMAS C. HENRY, VICE CHAIRMAN
BRADBURY, SCHMIDT, BURNS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic
Revitalization Area" under I. C. 6-1.1-12.1 for property
commonly known as 3010 Independence Drive, Fort Wayne, Indiana
(Maumee Industries/Properties)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC

Janet M. Bradbury
[Signature]
[Signature]

DATED: 8-8-89

Sandra E. Kennedy
City Clerk